080.0	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	858,900	/	858,900
USE VALUE:	858,900	/	858,900
ASSESSED:	858,900	/	858,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
113	-115	WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN JOHN A
Owner 2:	
Owner 3:	
Street 1:	115 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GALVIN JOHN A & LINDA C -
Owner 2:	-
Street 1:	113 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Aluminum Exterior and 2164 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7500.000	405,800	1,600	451,500	858,900
Total Card	0.172	405,800	1,600	451,500	858,900
Total Parcel	0.172	405,800	1,600	451,500	858,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.90 | /Parcel: 396.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 49646
GIS Ref:
GIS Ref:
Insp Date: 10/20/18

!6500!

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	405,900	1600	7,500.	451,500	859,000	859,000	Year End Roll	12/18/2019
2019	104	FV	309,500	0	7,500.	458,000	767,500	767,500	Year End Roll	1/3/2019
2018	104	FV	309,500	0	7,500.	341,900	651,400	651,400	Year End Roll	12/20/2017
2017	104	FV	290,400	0	7,500.	309,600	600,000	600,000	Year End Roll	1/3/2017
2016	104	FV	290,400	0	7,500.	296,700	587,100	587,100	Year End	1/4/2016
2015	104	FV	259,000	0	7,500.	251,600	510,600	510,600	Year End Roll	12/11/2014
2014	104	FV	259,000	0	7,500.	238,700	497,700	497,700	Year End Roll	12/16/2013
2013	104	FV	269,400	0	7,500.	227,000	496,400	496,400		12/13/2012

PRINT

Date	Time
12/10/20	21:16:09

LAST REV

Date	Time
07/28/20	11:50:53
danam	
6500	

USER DEFINED

Prior Id # 1:	49646
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALVIN JOHN A &	47076-357		3/8/2006	Family	1	No	No		
GALVIN JOHN A &	31538-484		6/26/2000	Family	1	No	No	4	
DEROSA ROSE A	23870-108		11/5/1993		159,625	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	435	Wood Dec	38,000	C				
4/11/2018	403	Redo Bat	22,000	C				
7/14/2017	878	Porch	50,000	C				
4/20/2017	440	Siding	3,553	C				
8/21/2014	1040	Manual	3,129		8/21/2014			Air sealing and in

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	Meas/Inspect	HS	Hanne S
4/2/2009	Measured	197	PATRIOT
3/30/2000	Inspected	263	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	70.	0.86	5									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	451,500	Spl Credit		Total:	451,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13521254
Const Adj.:	0.98990101
Adj $ / SQ:	191.037
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588124
Depreciation:	182318
Depreciated Total:	405805

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

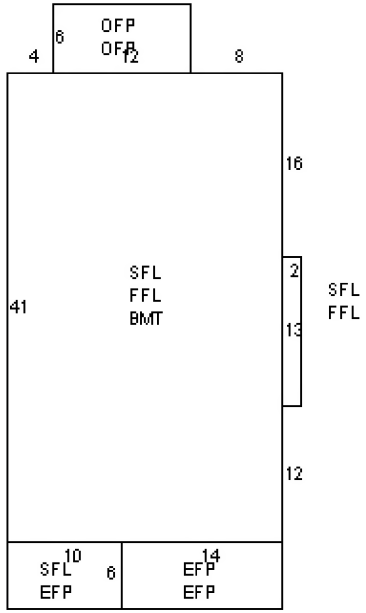
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	191.04
Special Features:	0	Val/Su Net:	115.28
Final Total:	405800	Val/Su SzAd	187.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,094	191.040	208,995
SFL	Second Floor	1,070	191.040	204,410
BMT	Basement	984	57.310	56,394
EFP	Enclos Porch	228	38.770	8,840
OFP	Open Porch	144	27.680	3,985
	Net Sketched Area:	3,520	Total:	
Size Ad	2164	Gross Are	4444	FinArea 2164

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	A	AV	2017	4.59	T	5	104			700			700
19	Patio	D	Y	1	10X24	A	AV	2017	3.81	T	5	104			900			900

More: N | Total Yard Items: 1,600 | Total Special Featues: | Total: 1,600